

ANDONIAN ARAM MARK & LAURA L/E/
6 WATER OAK RD
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		12	CEDAR 100		0500	01	2,746	99.7920	157.67	432,962	1974	1974	0	0	0	25.00	75.00	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2018													Heated Area: 2552										HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 100															Tax Group: 5										Tax Dist:									
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										324,722									
Interior Floo		12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE										24,395									
Interior Floo		14	CARPET 30															TOTAL LAND VALUE - MARKET										700,000									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										1,049,117									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										506,986									
Bedrooms			0 100															ASSESSED VALUE										542,131									
Bathrooms			3.5 100															TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										491,409									
Stories		1.	1. 100															TOTAL JUST VALUE										1,049,117									
Units			0 100		NCON VALUE										0																						
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										985,597																						
Quality		01	Quality Level 01																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		10																																
NEIGHBORHOOD/LOC		10001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,360	100	1993	2,360	279,076																																
BAS	192	100	2009	192	22,705																																
FGR	352	55	1993	194	22,941																																
TOTALS		2,904			2,746	324,722																															
EXTRA FEATURES						6 WATER OAK, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2025		MLU													
																XF DATE				LAND DATE																	
																INC DATE				AG DATE																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																					
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880																						
2	0850	PEBBLE WLK	0 100	0	0	126.00	SF	3.50	3.50	100	1980	1980	3	30	132																						
3	0442	STK FNC 5'	0 100	0	0	22.00	LF	8.10	8.10	100	1984	1984	3	20	36																						
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	1984	1984	3	20	60																						
5	0810	CONCRETE A	0 100	0	0	160.00	SF	6.50	6.50	100	1984	1984	3	41	426																						
6	0811	CONCRETE B	0 100	0	0	1,909.00	SF	5.20	5.20	100	1984	1984	3	41	4,070																						
7	0858	SCULP CONC	0 100	0	0	468.00	SF	13.00	13.00	100	1984	1984	3	79	4,806																						
8	0855	CONC PAVER	0 100	0	0	1,080.00	SF	10.00	10.00	100	1998	1998	3	73	7,884																						
9	0855	CONC PAVER	0 100	0	0	763.00	SF	10.00	10.00	100	1998	1998	3	73	5,570																						
10	0443	STK FNC 6'	0 100	0	0	28.00	LF	10.00	10.00	100	2009	2009	3	35	98																						
LAND DESCRIPTION						TOTAL OB/XF										23,962																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																				

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